

#71 + #72

Zoning Case No. C14-06-0117  
Zoning Case No. C14-04-0030

RESTRICTIVE COVENANT

Late Backup

OWNER: The Schuler Family Trust of 1998

ADDRESS: 300 Buckeye Trail, Austin, Texas 78746

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged

PROPERTY: A 1.061 acre tract of land, more or less, out of the Santiago Del Valle Giant in the City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant,

Lots 1 and 2, Block A, The Schuler Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No 200300013, of the Official Public Records of Travis County, Texas, and

Lot 1, Lela Parkinson Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat recorded in Book 17, Page 34, Plat Records of Travis County, Texas

(the above Property is further identified as Tracts A, B, and C as shown on Exhibit "B" incorporated into this covenant)

WHEREAS, the Owner of the Property and the City of Austin has agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns

1. Commercial spaces shall have the flexibility to be finished out as office space or retail space.
2. Dumpsters and service areas shall be contained within the buildings.
3. Mechanical equipment shall be screened

- 4 A 25-foot wide heavily vegetated buffer shall be provided and maintained along the property lines that run along the adjacent residential areas of the Property. Improvements permitted within the buffer zone are limited to landscaping, screening, underground utility and drainage improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this covenant. Within the buffer Class I trees shall be planted 20 feet on center, with modifications permitted to accommodate improvements as defined in this paragraph. A tree may be omitted where existing trees remain.
- 5 Sidewalks and streetscapes shall be built to the standards set forth in *Subchapter E Design Standards and Mixed Use of the City Code*.
- 6 Twenty-five percent of the total number of roof surfaces in the project shall be covered with live vegetation. This vegetation may be contained in pots, planters, or other containers, or grown in other media. Documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water, and that an adequate soil depth will be provided for plants to thrive.
- 7 All structures shall use the same building materials, including masonry, on all sides of the structures.
- 8 Prior to certificate of occupancy, existing retaining walls shall be removed along East Riverside Drive and the site excavated to street level, except where shown on Exhibit "B".
- 9 A protected tree removed during excavation of the site must be replaced at 100 percent.
- 10 All points of access shall have interconnectivity to allow access for all development to both the IH-35 frontage road and Riverside Drive. No access is allowed to Summit Street or Manlove Street. Access from the Property is limited to two driveway cuts to Riverside Drive and one driveway cut to the east frontage road of IH-35.
11. A building or structure constructed on Tract C shall not exceed a height of two stories and must include underground parking.
12. A parking structure constructed on any part of the Property must be contained in a structure up to two levels above grade and may be no higher than the existing grade of the adjacent property located along the south property line of the subject Property.
13. The maximum number of units on Tract A and Tract B combined is 65 residential units. If vertical mixed use building standards are applied to development of the Property, the residential units may be increased to 100 units. Vertical mixed use building means the Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).
14. Non-residential uses of the Property (Tracts A, B, and C) may not exceed 75,000 square feet of gross floor area. If the maximum 75,000 square feet is used, then the building square footage for Tracts A and B combined may not exceed 50,000 square feet.
15. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day unless a traffic impact analysis (TIA) is submitted and approved by the Director of Watershed Protection and Development Review Department.

16. All residential and commercial development shall comply with Austin Energy Green Building Program for a minimum two-star rating. Certification shall be met as specified by the version of the rating system current at the time of design.
17. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
18. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
19. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
20. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**OWNER:**

**The Schuler Family Trust of 1998**

By \_\_\_\_\_  
Jean E. Schuler, Successor Trustee  
of the Schuler Family Trust of 1998

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Jean E Schuler, as Successor Trustee, of the Schuler Family Trust of 1998.

\_\_\_\_\_  
Notary Public, State of Texas

**After Recording, Please Return to:**  
City of Austin  
Department of Law  
P. O. Box 1088  
Austin, Texas 78767  
Attention: Diana Minter, Legal Assistant

FIELD NOTES  
FOR

EXHIBIT A

1.061 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 0.726 ACRE TRACT OF LAND DESIGNATED AS TRACT 3 AND A PORTION OF THAT CERTAIN 1.108 ACRE TRACT OF LAND DESIGNATED AS TRACT 4 AS CONVEYED TO PAUL CAMERON, TRUSTEE OF THE SCHULER FAMILY TRUST OF 1998 BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002055238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Northeast corner of said Tract 4, being at the intersection of the South r.o.w. line of East Riverside Drive and the West r.o.w. line of Summit Street for the PLACE OF BEGINNING hereof;

THENCE along the East line of said Tract 4, being along the West r.o.w. line of Summit Street, S 07°20'48" E for a distance of 144.92 feet to a ½ inch iron pin found at the Southeast corner of said Tract 4;

THENCE along the South line of said Tract 4 for the following courses:

N 59°24'28" W for a distance of 150.85 feet to an angle point

N 29°30'21" E for a distance of 28.03 feet to a ½ inch iron pin found at an angle point

N 58°57'47" W for a distance of 50.13 feet to the corner of a stone wall at an angle point

S 29°27'49" W for a distance of 124.18 feet to the corner of a stone wall at an angle point

N 57°22'15" W for a distance of 100.07 feet to a ¾ inch iron pipe found at the Southwest corner of said Tract 4;

THENCE along the West line of said Tract 4, N 29°43'48" E for a distance of 120.81 feet to a ¾ inch iron pipe found at an angle point and N 59°33'08" W for a distance of 41.00 feet to an angle point in the West line of said Tract 4, being at the Southeast corner of said Tract 3;

THENCE along the South line of said Tract 3, N 59°33'08" W for a distance of 38.98 feet to a drill hole found in a rock and concrete wall, being at the Southeast corner of Lot 2, Block A, The Schuler Subdivision, a subdivision recorded in Document No. 200300013 of the Official Public Records of Travis County, Texas;

FIELD NOTES  
FOR

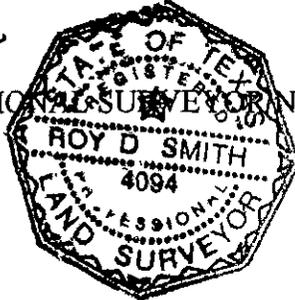
1.061 ACRES OF LAND - Page Two

THENCE along the East line of said Lot 2, N 79°46'25" E for a distance of 73.57 feet to a ½ inch capped iron pin found and N 39°37'23" E for a distance of 88.17 feet to a ½ inch capped iron pin found at the Northeast corner of said Lot 2, being in the North line of said Tract 4, being in the South r.o.w. line of East Riverside Drive, for the Northwest corner hereof;

THENCE along the North line of said Tract 4, being along the South r.o.w. line of East Riverside Drive, S 46°54'28" E for a distance of 227.64 feet to the PLACE OF BEGINNING and containing 1.061 acres of land, more or less.

SURVEYED BY:  
Roy D. Smith Surveyors, P.C.

  
ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR NO. 4094  
January 13, 2004



1.061 ac. - Schuler Fam.

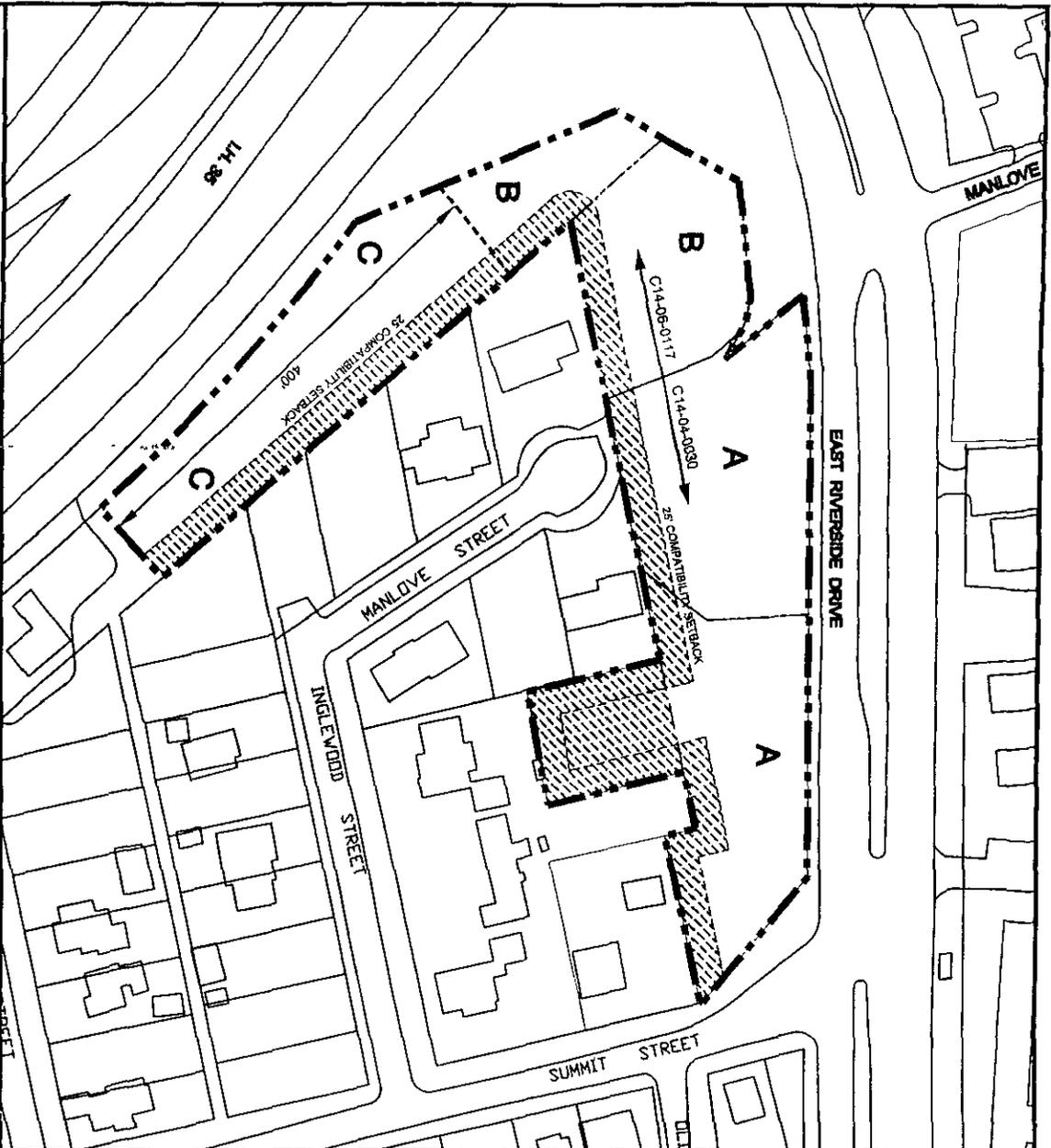


EXHIBIT FOR ZONING CASES C14-04-0030 & C14-06-0117  
 EAST RIVERSIDE DR., AUSTIN, TX



N.T.S

AREA OF 25'  
 COMPATIBILITY  
 BUFFER AND PORTION  
 OF PROPERTY NOT TO  
 BE EXCAVATED.

EXHIBIT B

*Thruway Design*  
 2807 MANCHACA RD BLDG 2 • AUSTIN, TEXAS 78704 • (512) 476-4458  
 LAND PLANNERS